



HEARNES
WHERE SERVICE COUNTS

**Barns Road,
Ferndown, Dorset, BH22 8AG**

FREEHOLD GUIDE PRICE

£260,000

“A spacious family home with a south facing garden, single garage and no onward chain”

This generous sized and well maintained three bedroom, one bathroom end of terrace family home has a conservatory and a south facing rear garden. The property also benefits from a single garage and off road parking.

- **A spacious three bedroom end of terrace family home with a south facing rear garden**
- **Entrance porch** with storage cupboard
- **Entrance hall**
- **Kitchen** with a range of base and wall units with worksurfaces over, recess for dishwasher, pantry cupboard, Shlott oven, window to the front aspect
- **Lounge/dining room** with understairs storage, sliding patio doors leading out to the rear garden, doors leading through into the conservatory
- **Conservatory** is double glazed with sliding doors giving access to the garden

First Floor

- **Landing** with airing cupboard housing the boiler
- **Bedroom one** is a good sized double bedroom with a window to the front aspect
- **Bedroom two** is a good sized double bedroom with a window to the rear aspect
- **Bedroom three** is a single bedroom with a window to the rear aspect
- **Bathroom** finished in a white suite incorporating panelled bath with shower over, pedestal wash hand basin and WC. Window to the front aspect
- The **rear garden** faces a southerly aspect, is fully enclosed and offers a good degree of seclusion
- **Driveway** to the rear of the garden providing off road parking
- **Garage** has an up and over door
- The **front garden** is laid to lawn and has side access to the rear
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: C

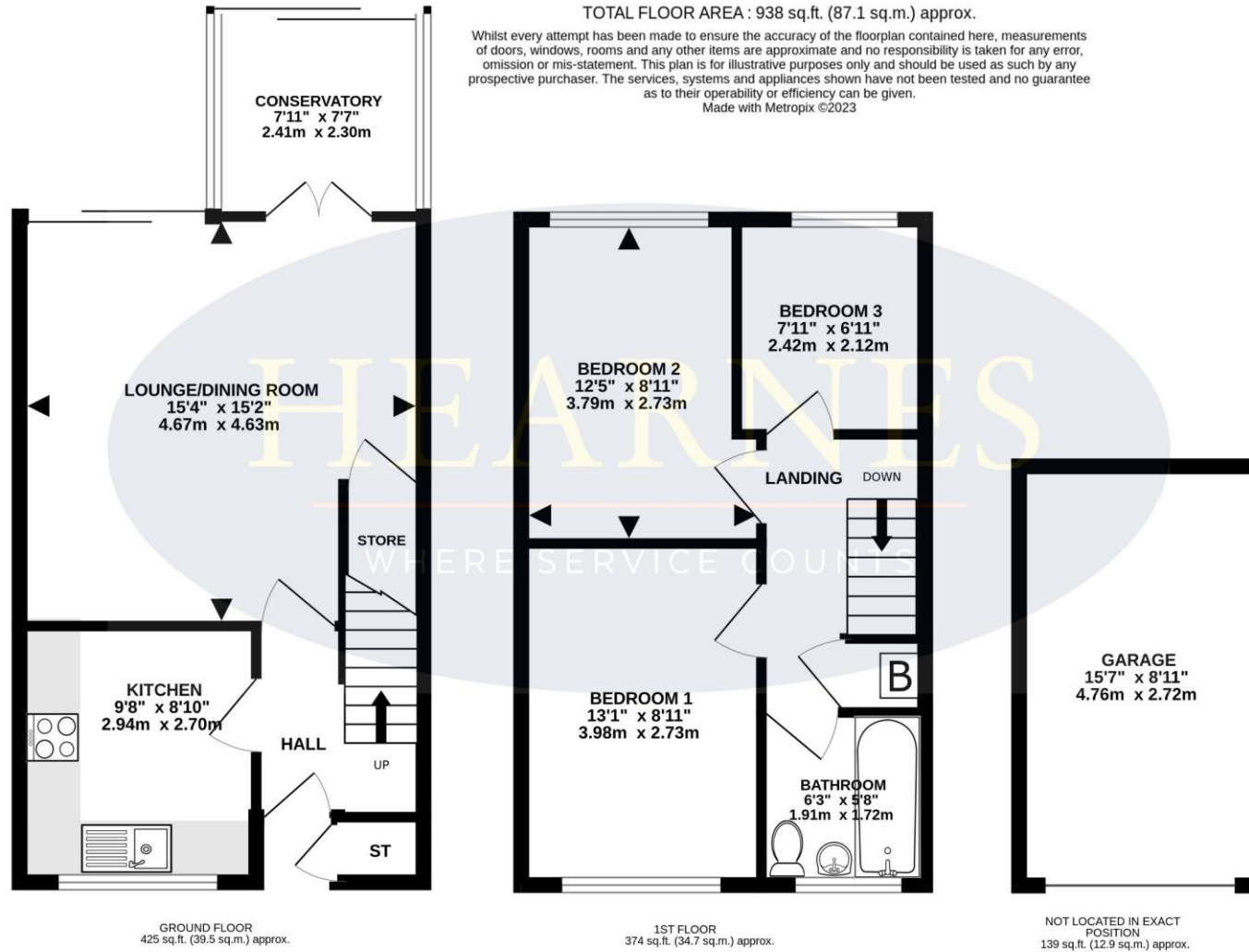
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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